



PLANNING & ZONING COMMISSION

AGENDA REQUEST

AGENDA OF:	10/25/07	AGENDA REQUEST NO:	VI A
INITIATED BY:	RUTH LOHMER, PLANNER II <i>RL</i>	RESPONSIBLE DEPARTMENT:	PLANNING
PRESENTED BY:	RUTH LOHMER, PLANNER II	ASSISTANT PLANNING DIRECTOR:	DOUGLAS P. SCHOMBURG, AICP <i>D.P.S.</i>
		ADDITIONAL DEPARTMENT HEAD (S):	N/A

SUBJECT / PROCEEDING:	CONDITIONAL USE PERMIT (CUP) TO OPERATE A SHORT-TERM REHABILITATION HOSPITAL IN LAKE POINTE TRACT C REPLAT, RESERVE D , IN THE BUSINESS OFFICE (B-O) DISTRICT CONSIDERATION AND ACTION
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EXHIBITS:	SUPPLEMENTAL INFORMATION, VICINITY MAP, AERIAL PHOTO, PLAT EXCERPT
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CLEARANCES		APPROVAL	
LEGAL:	N/A	DIRECTOR OF PLANNING:	SABINE SOMERS-KUENZEL, AICP <i>AK</i>

RECOMMENDED ACTION

Recommendation of approval to Mayor and City Council for Conditional Use Permit.

EXECUTIVE SUMMARY

This is a request for a Conditional Use Permit (CUP) from Remington Medical Resorts to develop a facility to accommodate patients for short-term stay physical rehabilitation in the Business Office (B-0) district. The 2.45 acre vacant property is located on Creek Bend Drive in Lake Pointe Tract C Replat, Reserve D, to the immediate southeast of the existing Fluor company office complex. The following report contains an analysis of the request and additional information, including a conceptual site plan. Based on this analysis, the proposed use appears well-suited at this location.

A Public Hearing was held for this item at the October 9, 2007 meeting of the Planning and Zoning Commission. There was no public comment at the hearing. Following the hearing, the Commission discussed the proposed CUP, with most of the discussion centered on parking. Staff confirmed that the parking complies with the Development Code requirements and the applicant verified that the parking provided would be sufficient for this type of facility.

The Planning Department has determined that a recommendation of approval to the mayor and City Council for the CUP from the Commission would be appropriate for the short-term rehabilitation facility. The key conditions would be conformance with the attached site plan and a cap on the maximum bed count of not greater than 60, in order to ensure development is consistent with the proposal.

File No. 8571

EXHIBITS

ANALYSIS:

Case Overview:

Remington Medical Resort of Sugar Land, LLC has submitted a request for a Conditional Use Permit to develop a medical rehabilitation center in Lake Pointe. The 2.45 acre site is located in Lake Pointe Tract C Replat, Reserve D. The site, now vacant, was previously a secondary parking lot for the Fluor Daniel office complex; the parking lot has since been demolished. The site is located within the Business Office (B-0) District, which requires a Conditional Use Permit for use as a Rehabilitation Hospital, which is classified as Skilled Nursing Care (SIC Code #8051) and Specialty Hospital (SIC Code #8069, except Drug Addiction and Alcoholism rehabilitation hospitals). The facility will accommodate patients that require short-term rehabilitation therapy after being released from the hospital. According to information provided by the applicant, some of the patient medical conditions which the facility cares for are:

- Orthopedic surgery and joint replacement
- Stroke
- Diabetes
- Head Injury
- IV Therapy
- Wound care
- Pulmonary diseases, including pneumonia
- Post-operative observation
- Plastic surgery recuperation

The applicant has indicated that the facility will include 60 beds, where patients typically stay for 15 to 18 days to receive treatment. During a standard shift, there will be approximately 33 staff working at the facility. The facility will be a two-story building with approximately 42,000 square feet. The location within the Business Office District requires the building to meet the city building finish standard ratio of 85% Primary Materials of either brick, glass, or stone. The property is surrounded by the Lake Pointe PD to the northwest, and Business Office (B-0) to the north, east, and south. There are a number of medical office uses nearby in the General Business (B-2) portion of the Lake Pointe development, on the opposite side of Fluor Daniel Drive. The proposed use appears to be consistent with adjacent zoning and surrounding land uses.

Parking and Traffic Circulation:

The conceptual site plan shows 63 parking spaces, meeting the requirement for hospitals under the Development Code (which uses number of beds and number of employees to calculate required parking). The facility will access Creek Bend Drive, which will be a private road in this area of Lake Pointe. The applicant has submitted a technical memorandum as an addendum to the original Traffic Impact Analysis for the Lake Pointe development. The memorandum indicates that, with the rehabilitation center, the trip generation for the Tract C land uses is still within the limits estimated in the original study, and that the conclusions from the original TIA are still valid. Staff has also examined the question of anticipated emergency ambulance services and the applicant indicated that there would be very few emergency calls to the facility, and a low impact to the area, unlike a general hospital facility. In addition, Remington Medical Resorts provides a van service for patients to the facility from the hospital, and back home when the patient is released. The applicant has indicated that the majority of patients utilize this amenity that is paid for as a part of their stay at the facility.

Compatibility with General Plan and Comprehensive Plan:

The use of this site as a rehabilitation facility is in compliance with the approved General Plan for Lake Pointe. The Lake Pointe General Plan indicates that the use for this area will be Office—B-0. A rehabilitation facility is allowed with a Conditional Use Permit in the Business Office district and the intensity of the proposed land use appears compatible with the potential surrounding office uses. In addition, the proposed use is not in conflict with the Comprehensive Plan.

OCTOBER 9, 2007 PUBLIC HEARING:

A Public Hearing was held for this item on October 9, 2007 before the Planning and Zoning Commission. There was no public comment at that time. The Commission discussed parking at the site, questioning whether the proposed number of parking spaces provided would be adequate. Staff confirmed that the site would meet the Development Code requirements with 63 spaces, and the applicant verified that the parking provided would be sufficient.

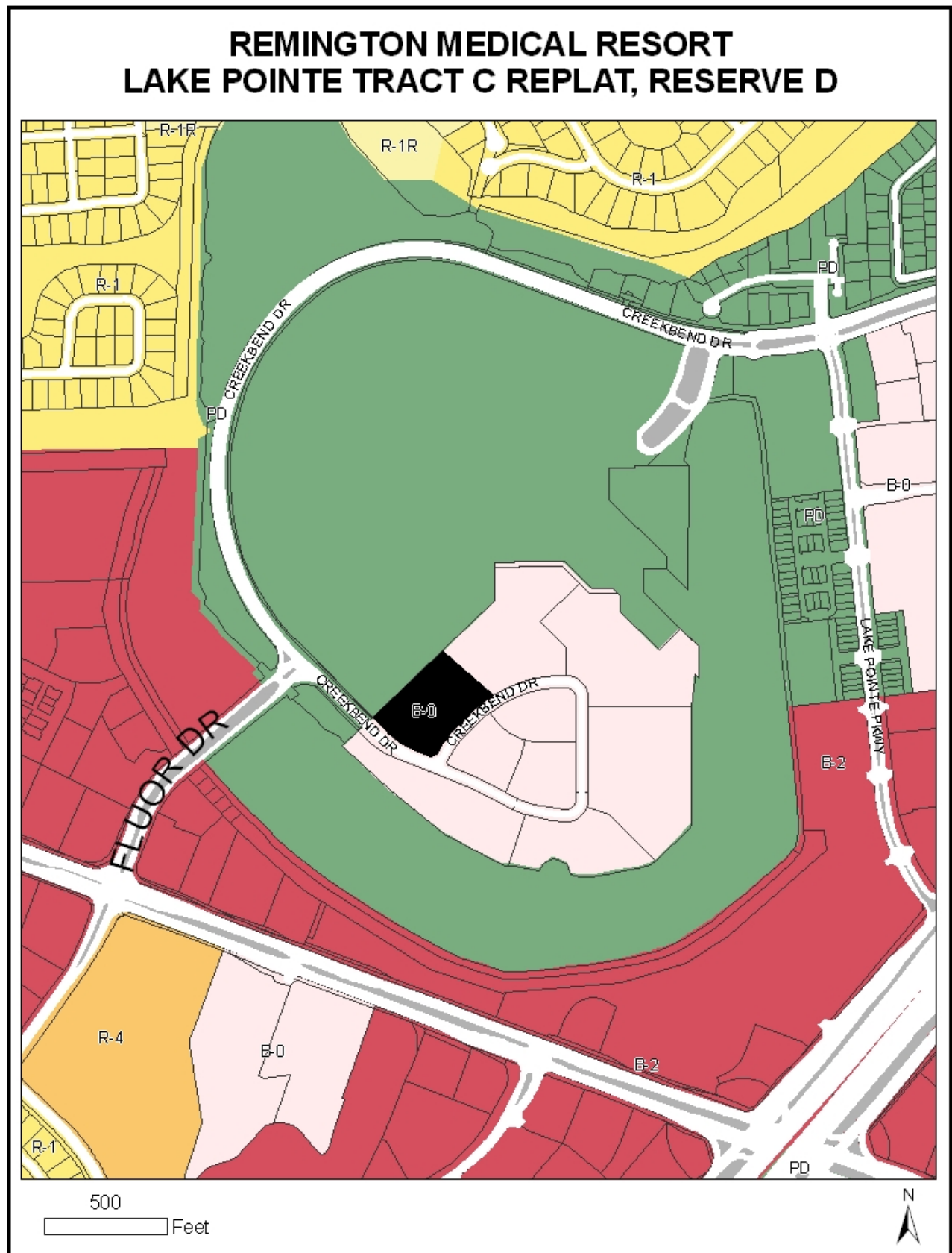
POINTS FOR CONSIDERATION:

- Site appears well-suited for proposed use due to low intensity, and compatibility with proposed and existing surrounding office uses
- Use is in accordance with the approved General Plan for Lake Pointe
- Use is not in conflict with Land Use Plan or other provisions of Comprehensive Plan

RECOMMENDED CONDITIONS:

- Compliance with Site Layout Plan
- Cap on max. number of beds at 60

- *Vicinity Map:*



Aerial:

REMINGTON MEDICAL RESORT LAKE POINTE TRACT C REPLAT, RESERVE D

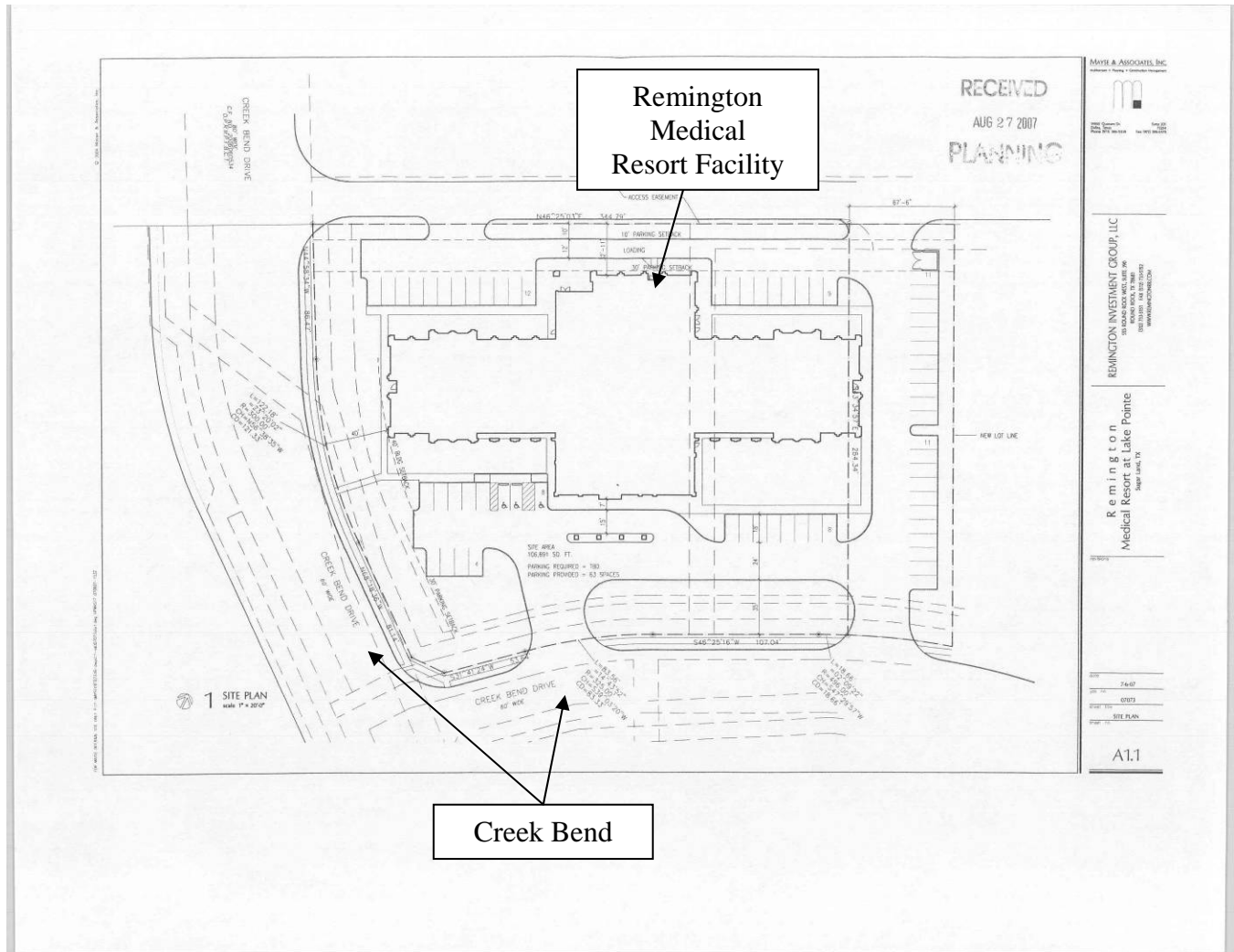


500

Feet



Conceptual Site Plan, 2007:



Site Details:

- 2.45 acres
- 42,000 sq. ft.
- 60 beds
- 33 employees on standard shift
- 63 parking spaces
 - 1 space/2 beds: $60 \text{ beds} / 2 = 30 \text{ spaces}$
 - 1 space/employee: $33 \text{ employees} = 33 \text{ spaces}$
 - 63 spaces total

**LAKE POINTE TRACT C REPLAT, RESERVE D, AS RECORDED ON AUGUST 31, 2007 IN
THE FORT BEND COUNTY PLAT RECORDS FILE NO. 20070210.**